

CHAPTER 18.640 DURHAM QUARRY DESIGN STANDARDS

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18.640.010 Purpose

The purpose of this district is to recognize and accommodate the changing commercial/residential marketplace by allowing commercial and residential mixed uses in the approximately 7 acre portion of the Durham Quarry site that are within the City of Tigard in the Mixed Use Commercial (MUC-1) Planning District. Retail, office, business services and personal services are emphasized, but residential uses are also allowed. A second purpose is to recognize that when developed under certain regulations commercial and residential uses may be compatible in the Mixed Use Commercial District.

18.640.020 Permitted Uses

Permitted uses are those uses permitted outright or with restrictions within the MUC-1 base zone pursuant to Section 18.520.030.

18.640.030 Conditional Uses

Conditional uses are those uses allowed conditionally within the MUC-1 base zone pursuant to Section 18.520.030.

18.640.040 Applicability

- A. These design standards are applied in the City of Tigard to the Durham Quarry Site. The boundaries of this site are described by the Intergovernmental Agreement dated March 26, 2002.
- B. Conflicting standards. In addition to the standards of Chapter 18.520 (Commercial Zoning District) and other applicable standards of the Development Code, the following design standards apply to all development located within the Durham Quarry within the MUC-1 zone. If a standard found in this section conflicts with another section in the Development Code, standards in this section shall govern.

18.640.050 Development Standards

- A. Development shall comply with applicable development standards, except where variances and minor variances are granted in accordance with the terms of the Intergovernmental Agreement between Tigard and Tualatin.
- B. Development standards:
1. Minimum lot area: None.
 2. Minimum building setbacks: None.
 3. Except as determined in the Architectural Review process, maximum building setbacks are:
 - a. Commercial: 10 feet front and streetside; 0 interior side and rear, except when the side and rear abut a residential district it is 20 feet.
 - b. Residential: 20 feet front; 0 rear and interior side, except when the side and rear abut a residential district it is 20 feet; 20 feet streetside.
 4. Minimum building height: Except for theaters and cinemas which can be one story, 20 feet.
 5. Maximum building height: 70 feet.
 6. Density requirements. For determining floor area ratio (FAR) and residential densities, Section 18.640.060 shall be used to establish the lot area.
 - a. The minimum FAR for non-residential development and mixed-use development which includes a residential component is 0.50. In mixed-use developments, residential floor area is included in the calculations of FAR.
 - b. The minimum density for residential-only projects is 25 dwelling units per net acre. There is no FAR for residential-only projects.
 - c. The maximum density for residential-only projects is 50 dwelling units per net acre.

18.640.060 Determining Net Acres

Net acres shall be determined by subtracting the following land areas from the gross acres (all of the land included in the legal description of the property to be developed):

- A. The following sensitive land areas:
1. Land within the 100-year floodplain;
 2. Land exceeding 25% slope;
 3. Drainage ways; and
 4. Wetlands.
- B. Land dedicated to the public for park purposes;

C. Land dedicated to the public for rights-of-way. When actual information is not available, the following formulas may be used:

1. Single-family development: allocate 20% of gross acres;
2. Multi-family development including but not limited to apartments, condominiums and townhouses: allocate 15% of gross acres; and

D. Land proposed for private streets.

18.640.070 Reserved

18.640.080 Reserved

18.640.090 Reserved

18.640.100 Access

Except as provided below, no lot shall be created without provision for access to the public right-of-way in accordance with Chapter 18.705. Such access may be provided by lot frontage on a public street or by creating uninterrupted vehicle and pedestrian access between the subject lot and the public street.

18.640.200 Design Standards

A. Purpose and Applicability.

1. Design Principles. Design standards for public street improvements for the Durham Quarry site address several important guiding principles, including creating a high-quality mixed use area, providing a convenient pedestrian and bikeway system and utilizing streetscape to create a high quality image for the area.
2. Development Conformance. New development, including remodeling and renovation projects resulting in non-single family residential uses, are expected to contribute to the character and quality of the area. In addition to meeting the design standards described below and other development standards required by the Development and Building Codes, developments will be required to dedicate and improve public streets, connect to public facilities such as sanitary sewer, water and storm drainage, and participate in funding future transportation and public improvement projects within and surrounding the Durham Quarry site.

B. Site Design Standards. Development shall meet the following site design standards.

1. Building placement on Major and Minor Arterials. Buildings shall occupy a minimum of 50% of Major and Minor Arterial street frontages. Buildings shall be located at public street intersections on Major and Minor Arterials.
2. Building setbacks. See Section 18.640.050.B.
3. Front yard setback design. For setbacks greater than 0 feet, landscaping, an arcade, or a hard-surfaced expansion of the sidewalk shall be provided between a structure and a public street or accessway. If a building abuts more than one street, the required improvements shall be provided on all streets. Landscaping shall be developed to an L-1 standard on public streets and an L-2 standard on accessways. Hard-surfaced areas shall be constructed with scored concrete or modular paving materials. Benches and other street furnishings are required. These areas shall contribute to the minimum landscaping requirements.

4. Walkway connection to building entrances. A walkway connection is required between a building's entrance and a public street or accessway. The walkway shall be at least 6 feet wide and paved with scored concrete or modular paving materials. Building entrances at a corner near a public street intersection are required. These areas shall contribute to the minimum landscaping requirements.
5. Parking location and landscape design. Parking for buildings or phases adjacent to public street rights-of-way shall be located to the side or rear of newly constructed buildings. When buildings or phases are adjacent to more than one public street, primary street(s) shall be identified where this requirement applies. If located on the side, parking is limited to 50% of the street frontage and must be behind a landscaped area constructed to an L-1 Landscape Standard. The minimum depth of the L-1 landscaped area is five feet or is equal to the building setback, whichever is greater. Interior side and rear yards shall be landscaped to a L-2 Landscape Standard, except where a side yard abuts a public street, where it shall be landscaped to an L-1 Landscape Standard. See Section 18.640.200.D.

C. Building Design Standards.

1. Non-residential buildings shall comply with the following:
 - a. Ground floor windows. Street-facing elevations within the Building Setback (0-10 feet) along public streets shall include a minimum of 50% of the ground floor wall area with windows, display areas or doorway openings. The ground floor wall area shall be measured from three feet above grade to nine feet above grade the entire width of the street-facing elevation. The ground floor window requirement shall be met within the ground floor wall area and for glass doorway openings to ground level. Up to 50% of the ground floor window requirement may be met on an adjoining elevation as long as all of the requirement is located at a building corner.
 - b. Building facades. Facades that face a public street shall extend no more than 50 feet without providing at least one of the following features:
 - (1) A variation in building materials;
 - (2) A building off-set of at least 1 foot;
 - (3) A wall area that is entirely separated from other wall areas by a projection, such as an arcade;
 - (4) By other design features that reflect the building's structural system; or
 - (5) No building façade shall extend for more than 300 feet without a pedestrian connection between or through the building.
 - c. Weather protection. Weather protection for pedestrians, such as awnings, canopies and arcades, shall be provided at building entrances. Weather protection is encourage along building frontages abutting a public sidewalk or a hard-surfaced expansion of a sidewalk, and along building frontages between a building entrance and a public street or accessway.
 - d. Building materials. Plain concrete block, plain concrete, corrugated metal, plywood, sheet press board or vinyl siding shall not be used as exterior finish materials. Foundation material may be plain concrete or plain concrete block where the foundation material is not revealed for more than 2 feet.

- e. Roofs and roof lines. Except in the case of a building entrance feature, roofs shall be designed as an extension of the primary materials used for the building and should respect the building's structural system and architectural style. False fronts and false roofs are not permitted.
 - f. Roof-mounted equipment. Roof-mounted equipment shall be screened from view from adjacent public streets. Satellite dishes and other communication equipment shall be set back or positioned on a roof so that exposure from adjacent public streets is minimized.
2. Residential-only and Mixed-Use Buildings where at least 50.1% of the gross floor area of the building is residential shall comply with Section 18.640.300.

D. Landscaping and Screening.

1. Applicable Levels. Two levels of landscaping and screening standards are applicable. The locations where the landscaping or screening is required and the depth of the landscaping or screening are defined in Section 18.640.400. These standards are minimum requirements. Higher standards may be substituted as long as all height limitations are met.
- a. L-1 Low Screen. For general landscaping of landscaped and screened areas within parking lots and along local collectors and local streets, planting standards in Chapter 18.745, Landscaping and Screening shall apply. In addition the L-1 standard applies to setbacks on Major and Minor Arterials. Where the setback is a minimum of 5 feet between the parking lot and a Major or Minor Arterial, trees shall be planted at 3 ½ inch caliper, at a maximum of 28 feet on center. Shrubs shall be of a variety that will provide a 3 foot high screen and a 90% opacity within one year. Groundcover plants must fully cover the remainder of landscape area within two years.
 - b. L-2 General Landscaping. For general landscaping of landscaped and screened areas within parking lots, and along local collectors and local streets, planting standards in Chapter 18.745, Landscaping and Screening shall apply. In addition, trees shall be provided at a minimum 2 ½ inch caliper, at a maximum spacing of 28 feet. Shrubs shall be of a size and quality to achieve the required landscaping or screening effect within two years.

18.640.300 Design Compatibility Standards

- A. Front facades. All primary ground-floor common entries or individual unit entries of street frontage units shall be oriented to the street, not to the interior or to a parking lot. The front elevation of large structures must be divided into smaller areas or planes of 500 square feet or less. Projecting features such as porches, balconies, bays and dormer windows and roof pediments are encourages for structures facing a street to create visual interest.
- B. Main entrance. Primary structures must be oriented with their main entrance facing the street upon which the project fronts. If the site is on a corner, it may have its main entrance oriented to either street or at the corner.
- C. Unit definition. Each dwelling unit shall be emphasized by including a roof dormer or bay windows on the street-facing elevation, or by providing a roof gable or porch that faces the street. Ground-level dwelling units shall include porches that shall be at least 48 square feet in area with no dimension less than six feet.

- D. Roof lines. Roof-line offsets shall be provided at intervals of 40 feet or less to create variety in the massing of structures and to relieve the effect of a single, long roof. Roof line offsets shall be a minimum 4-foot variation either vertically from the gutter line or horizontally.
- E. Trim detail. Trim shall be used to mark all building roof lines, porches, windows and doors that are on a primary structure's street-facing elevation(s).
- F. Mechanical equipment. Roof-mounted mechanical equipment, other than vents or ventilators, shall be located and constructed so as to be screened from ground-level view. Screening shall be integrated with exterior building design.
- G. Parking. Parking and loading areas may not be located between the primary structure(s) and the street upon which the structure fronts. If there is no alley and motor vehicle access is from the street, parking must be provided:
1. In a garage that is attached to the primary structure;
 2. In a detached accessory structure located at least 50 feet from the front property line; or
 3. In a parking area at the side or rear of the site.
- H. Pedestrian circulation.
1. The on-site pedestrian circulation system shall be continuous and connect the ground-level entrances of primary structure(s) to the following:
 - a. Streets abutting the site;
 - b. Common buildings such as laundry and recreation facilities;
 - c. Parking areas;
 - d. Shared open space and play areas;
 - e. Abutting transit stops; and
 - f. Any pedestrian amenity such as plazas, resting areas and viewpoints.
 2. There shall be at least one pedestrian connection to an abutting street frontage for each 200 linear feet of street frontage.

18.640.400 Landscaping and Screening, See Chapter 18.745

18.640.500 Off-Street Parking and Loading, See Chapter 18.765

18.640.600 Environmental Standards. See Chapter 18.725

18.640.700 Floodplain District, See Chapter 18.775

18.640.800 Wetlands Protection District, See Chapter 18.775

